

THE REAL ESTATE MARKET

SOME 3,500 SUBURBAN LOTS TO BE AUCTIONED OFF TO-DAY.

The Investors & Traders Realty Co. Buys the Corner of Irving Place and Ninth Street—Clara Bryce Sells a Dwelling in Ninety-second Street.

The amount of dealing reported from brokers' offices in the last few days has been comparatively small. It has, however, affected a considerable variety of property. There have been no transactions in what may be called high priced realty, but middle grade business premises, elevator apartment houses and dwellings have been in fairly good demand during the present week.

The bulk of the current trading, however, is in the outlying boroughs. The flat house sections of The Bronx and of Brooklyn are experiencing a reaction from last year's boom, but the remoter parts of these boroughs are seats of active buying and building. Most of the construction work there comprises one and two family houses. The unusual volume of such work now under way is giving rise to a notable demand for lots on the part of both professional operators and private investors.

This is particularly true of neighborhoods that are in the process of being developed. The movement in those parts of the city that are being built up with two family houses and inexpensive dwellings is undoubtedly the characteristic feature of the present market. It is all other sections activity is on a smaller scale than it was a year ago.

The demand for suburban realty has hitherto been limited, owing to unfavorable conditions. Meanwhile the suburban market, though late in gaining demand, promises to equal its record of last year. Decoration Day is always a great day for lot sales in the suburbs. To-day, however, the lot offerings are probably more numerous than they have ever been before.

To mention the more important ones: Van Nostrand & Van Allen will sell 2,000 lots at Hollis Terrace, L. I., for the New York and Pittsburgh Real Estate Company. At Port Washington Park, L. I., 500 lots in the Stockwell-Purser tract will be sold by T. P. Archer.

George W. Bard and Turner & Co. will sell at White Plains, N. Y., about 200 lots in Battle Hill Park. At the corner of Lexington Avenue and 142nd Street, Joseph P. Day will sell 240 lots.

The Jere Johnson, Jr., Company will sell 251 lots in Castleton, Glen, Brighton and Lafayette avenues, New Brighton. At Westwood the Memorial Day offerings include 350 lots on Westwood Terrace to be auctioned off by John G. Stone & Co. These auction offerings alone comprise some 3,500 lots. Besides, a dozen or more development companies are advertising excursion trains and special price reductions for to-day in order to attract buyers at private contract.

Private Sales.

NINETEENTH STREET.—George C. Ponter has sold to the Investors & Traders Realty Co. 122 East Nineteenth street, a four story building, with basement, on lot 22, at the southwest corner of Irving place.

COLUMBIA AVENUE.—L. M. Smith has sold to J. W. Smith a five story flat with stores, on lot 25, at the northeast corner of Columbia Avenue and 142nd Street.

EIGHTY-FOURTH STREET.—Samuel K. Jacobs has sold to Mr. Sauer No. 25 West Eighty-fourth street, a five story double flat, on lot 25, at 142nd Street.

EIGHTY-FOURTH STREET.—Henry Egan has sold No. 407 East Eighty-fourth street, a five story flat, on lot 25, at 142nd Street.

NINETY-FOURTH STREET.—L. M. Smith has sold to Adolph Plisky No. 37 West Ninety-fourth street, a five story flat with basement, on lot 25, at 142nd Street.

NINETY-SECOND STREET.—The McKivker, Caldwell Realty Company has sold to Clara Bryce No. 50 West Ninety-second street, a four story brownstone front dwelling, on lot 15, at 142nd Street.

THIRTIETH STREET.—Katz & Co., in connection with William Hennessey, have sold to Dr. Sauer No. 22 East Thirtieth street, a four story tenement, on lot 22, at 142nd Street.

CATHARINE STREET.—Harry G. Barber has sold to Abraham Silverman No. 15 Catharine Street, southeast corner of Catharine Street and 142nd Street, a five story flat, on lot 25, at 142nd Street.

NINETEENTH STREET.—Schindler & Liebler have sold to Mrs. P. P. P. No. 20 East Nineteenth street, a five story flat, on lot 25, at 142nd Street.

LIVINGTON STREET.—Charles S. Goldberger & Co. have sold to S. Goldberger & Co. No. 100 Livingston Street, a four story tenement, on lot 25, at 142nd Street.

PROSPECT AVENUE.—G. Blumenreich has sold to Jennie E. Holbrook to Bertha Holbrook No. 40 Prospect Avenue, a two family brick house, on lot 10, at 142nd Street.

COLLEGE AVENUE.—S. Ullman has sold to J. H. H. No. 100 College Avenue, on lot 22, at 142nd Street.

TILBOUT AVENUE.—Casey & Irwin have sold to E. H. Kelly to a builder for improvement of the plot 30x100, on the east side of Tilbout Avenue about 100 feet south of 142nd Street.

EAST STREET.—The Manhattan Window Shade Company has bought No. 508 East 142nd Street, a five story flat, with stores, on lot 25, at 142nd Street.

BERGEN AVENUE.—The Ott estate has sold No. 401 Bergen Avenue, a four story flat, on lot 25, at 142nd Street.

142ND STREET.—The North Brooklyn Realty Corporation has bought No. 623 East 142nd Street, a five story flat, on lot 25, at 142nd Street.

Miscellaneous.

The Commercial Trust Company of New York has leased from Jacob Wertheim the building at 142nd Street and 142nd Street, a four story building, with stores, on lot 25, at 142nd Street.

Peace & Hillman were the brokers in the reported sale of No. 20 East 142nd Street, a five story flat, with stores, on lot 25, at 142nd Street.

James E. Durose has leased from Daniel Rosenbaum the two three story buildings at Nos. 23 and 35 Horatio Street for a term of years.

The Wallace property, which will be sold at public auction on Saturday, June 1, at 2 o'clock, with John G. Stone as auctioneer, is one of the few available home site tracts in the Bronx. It is situated in the Throck's Neck section, on Fort Schuyler, near the La Salle Avenue. It is ready for immediate improvement. Trolleys pass the property. It is within five minutes' walk of two subway stations on the new extension authorized by the Board of Transportation. The tract consists of 14 lots and a modern dwelling.

Frederick Phillips, agent for the Richmond Real Estate, has sold to H. R. R. No. 142nd Street, a five story flat, with stores, on lot 25, at 142nd Street.

For \$2,500 to a New York syndicate for development, also a store and dwelling on Rivington Avenue, Rivington Avenue, a five story flat, with stores, on lot 25, at 142nd Street.

A two family house on Chichester Avenue for \$2,500.

George Bernheimer has purchased through Cornelius O. Roff the well known Murray farm of twenty-three acres on the Amboy road and Beach Avenue, Tottenville. This property was recently sold through the same broker to the present owner, the Roff family, for \$100,000.

The Bankers Land and Mortgage Corporation has made the following sales at Elmhurst Heights: The plot 60x100, on the east side of Elmhurst Avenue, 100 feet south of Woodside Avenue; the plot 60x100, on the east side of Elmhurst Avenue, 100 feet south of Woodside Avenue; the plot 60x100, on the east side of Elmhurst Avenue, 100 feet south of Woodside Avenue.

CITY REAL ESTATE

BOROUGH OF BROOKLYN—FOR SALE

ACKERSON HOUSES

Decoration Day

T. B. ACKERSON COMPANY

DEVELOPERS OF AND BUILDERS ON HIGH CLASS SUBURBAN LAND

140 Nassau St. New York

Houses from \$12,000 Up

FISKE TERRACE FLATBUSH

FINEST 2 FAMILY HOUSES IN FLATBUSH

BUILT BY ABELS GOLD REALTY CO.

UPPER PART PAYS FOR THEM

YOUR OWN RENT FREE

That's the feature of these charming two-family Flatbush residences. Located on E. 8th st., near Beverly road. Accessible to Brighton Beach "L." Smith st. and Franklin av. trolley lines. 14 large, light, well decorated rooms, 2 baths, parquet floors, hardwood trimmings, mahogany consoles, bookcases, china closets and drop chandeliers. In every detail ideal homes. Must be seen to be appreciated. Sold on easy terms. Take Brighton Beach Elevated or call. Representative on premises all week and Sunday, or

EMRICH GREEN & CO.

1031 BEVERLY ROAD, FLATBUSH

TELEPHONE 723 FLATBUSH

FOR SALE OR EXCHANGE

for lots or other good property.

3-story 6-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

2-story 4-family brick, all improvements.

CITY REAL ESTATE

BOROUGH OF BROOKLYN—FOR SALE

ACKERSON HOUSES

"Fiske Terrace,"

wherein all the latest improvements, in Home Building are exhibited, and there is no better setting than "Fiske Terrace" for these beautiful Houses. Our Fiske Terrace office will be open on Decoration Day, also on week days and Sunday.

Office on property, Fiske Terrace station, Brighton Beach R. R., 30 minutes from Manhattan.

P. J. COLLINS, 140 Nassau St. New York

P. J. COLLINS, 140 Nassau St. New York

Beautiful two family houses, 14, sold. The prettiest block in Brooklyn. Forty-sixth st., near New Utrecht av. (See also Beach "L." road to Borough Park Station. Trains every seven minutes. Inquire on premises, your own Broker.

Or JACOB HENTZ, JR., 136 Ross st., Tel. 4075-L. "msbur."

EAST 10TH ST., Near AV. O.

"Perfect" One-Family Cottages.

Containing 10 rooms, also bath, laundry, butler's pantry and storage room, an up-to-date \$8,000 house for \$7,500; nothing like it anywhere in Flatbush; all improvements; street made, curb and sidewalk; hardwood trim, steam heat, open brick fireplace, parquet floor, upper porch, rear stairway, electric lights, etc.

Close to Trolley and Brighton Road. HEUCHEL, Builder, Coney Island av. & Av. O.

TWO-FAMILY HOUSES—FLATBUSH

491 East Fourth St.—\$7,900.

502 East Fifth St.—\$8,400.

14 rooms, 2 baths, all improvements; close to Av. C and Ocean Parkway; \$1,500 cash balance as desired; these two houses are rare bargains, away below present value. HEUCHEL, Builder, Coney Island av. & Av. O.

18 MINUTES TO PARK ROW, N. Y.

New apartment house, NEAR "L" STATION, with all the latest improvements showing a handsome income. Call and I will show you a first class investment.

OTTO SINGER, Builder, Franklin av. & St. John's Pl.

ELVEN 4 family frame houses, one corner store house, corner Cooper and Decatur sts.; also a family frame brick at 1280 Decatur st. terms to suit. Inquire of builder, PHILIP SCHWARTZ, 248 Cooper st., Brooklyn. Telephone 790 East New York.

FLATBUSH—Will sacrifice a family house, 5 and 6 rooms and bath, all modern improvements, cheap to quick buyer; direct from builder. Apply M. SCHWARTZ, Builder, 232 Bedford av., Flatbush.

BARGAIN—42 Humboldt st., 2-story and basement frame, 2 family house, \$4,000; easy terms. MAMMIS, 40 Graham av., Brooklyn.

IDEAL two family houses, steam heated; improvements; \$400 balance easy terms. BLANK, 60th st., near 3d av., Brooklyn.

SELECT APARTMENTS—BROOKLYN.

18 MINUTES TO PARK ROW, N. Y.

\$28 to \$45.

Choice, new apartments. Best value in the city. 6 and 7 extra large, all light rooms and bath. Quietly decorated; hardwood trim and electric lights; the finest location and most complete apartment in the city.

OTTO SINGER, Builder, Franklin av. & St. John's Pl.

CITY REAL ESTATE.

Pay us a small annual fee and have your bills for Taxes, Water Rate, and Assessments obtained in time to secure rebates and avoid penalties.

Lawyers Title Insurance and Trust Company

CAPITAL & SURPLUS \$9,500,000

57 Liberty Street, 50 Liberty Street, (This Dept.) (This Dept.)

MANHATTAN.

188 Montague Street, Brooklyn, (This Dept. and Trust & Banking Dept.)

E. G. B. RILEY & CO.

500 FIFTH AVENUE, Cor. 42nd St.

FOR SALE—Apartment house in very desirable location in New York City; rented to one party on five year lease for \$6,000 a year; cash required, \$2,000; and this investment will yield over 11 per cent; property increasing in value. Address INVESTMENT, Box 1317, Station E, New York City.

GEORGE READ & CO., REAL ESTATE, 185 BROADWAY, 2 EAST 86TH ST.

TITLE INSURANCE CO., Insures 185 Broadway.

BRYAN L. KENNELL, REAL ESTATE, 7 FINE ST.

COTTAGES TO LET.

Furnished.

COTTAGE, fully furnished; modern plumbing; 10 rooms; with bath; about 1 acre of beautiful trees and lawn; near Great South Bay, N. Y. Rent \$100 per season. Mr. A. W. H. 1018, 80 West st.

CLOVER COTTAGE, Pine Orchard, Conn.—Fully furnished; open fireplace; large living room; sleeping porch; electric lighting; water. NEVINS, Springfield, Mass.

WHOLE or part of furnished cottage to let within forty-five minutes of Grand Central Station; references required. OWNER, 46 St. 10th ave., Mount Vernon.

SELECT APARTMENTS.

ABOVE 14TH ST., WEST SIDE.

THE SOLANO and MONTE, 207 and 209 Duane st., cor. Broadway; first class 6 and 7 room suites; third floor less than upper West Side; two blocks from subway station; two minutes to Hudson River; fronting beautiful wooded hills; country in city; quiet, clean.

OWN YOUR HOME—No rent, 14 story apartment; few vacancies, below \$60. For plan CHARLES H. FORCE, 60 5th av. Tel. 677-5514.

REAL ESTATE FOR SALE—QUEENS

REAL ESTATE FOR SALE—QUEENS

COME AT OUR EXPENSE AND SEE BEECHURST

The Most Beautiful Residential Site on the Sound

At Whitestone Landing

When you stand on the terraced plateau of this glorious spot and watch the continuous procession of boats passing up and down in front of you, and let your eye sweep the broad expanse of the Sound, you'll see a picture which is not surpassed anywhere within 50 miles of New York.

Below at your feet is a hard, white, sandy beach, with clear water ebbing and flowing. To your right, strung along the shore, are the beautiful country seats of wealthy New York families; in the background is a magnificent forest of silver birch and chestnut; in the foreground, on the opposite shore, looms up Fort Schuyler, and in the distance beyond rise the blue heights of the Hudson Palisades.

All this is only 22 minutes from 34th St. Ferry, with a train service every half hour during the busy hours of the day.

Homes of artistic, modern architecture, ranging in price from \$6,000 to \$15,000, are now approaching completion and are for sale on easy terms.

Home sites of various sizes, some with riparian rights, are offered on the monthly payment plan.

All the streets are completed. Water supply, sewers, gas, etc., are now at your service. A club house, with bathing and boating facilities, will be erected this season. Within 5 minutes' walk is the R. R. station.

Send for Booklet "S" containing photographs of the property.

Free R. R. tickets provided at our office. Open Sundays till 2.30 P. M.

Shore Acres Realty Co., 146 East 34th St., New York.

Telephone, 1481—Madison.

INTERSTATE PARK REALTY CO., TEMPLE BAR BLDG., 44 COURT ST., BROOKLYN.

THE PROPERTY OF QUALITY

Q The country is uppermost in your minds at this time of the year. Bellaire Park offers you all the pleasures of the country in the city. Every where you look is beauty—the cared for kind—superb stretches of parkings and boulevards. Pergola and artistic entrances complete the development of and make this property the highest type of residential park.

Q Every improvement that will enable one to enjoy city conveniences in the country is being installed.

Q Bellaire Park is on the main line of the L. I. R. R., just beyond Jamaica; station on property, 30 minutes from Manhattan, 50 trains daily. 75% of purchase price may remain on mortgage.

Q Send for illustrated booklet which tells the story in detail.

INTERSTATE PARK REALTY CO., TEMPLE BAR BLDG., 44 COURT ST., BROOKLYN.

THE PROPERTY OF QUALITY

Q The country is uppermost in your minds at this time of the year. Bellaire Park offers you all the pleasures of the country in the city. Every where you look is beauty—the cared for kind—superb stretches of parkings and boulevards. Pergola and artistic entrances complete the development of and make this property the highest type of residential park.

Q Every improvement that will enable one to enjoy city conveniences in the country is being installed.

Q Bellaire Park is on the main line of the L. I. R. R., just beyond Jamaica; station on property, 30 minutes from Manhattan, 50 trains daily. 75% of purchase price may remain on mortgage.

Q Send for illustrated booklet which tells the story in detail.

INTERSTATE PARK REALTY CO., TEMPLE BAR BLDG., 44 COURT ST., BROOKLYN.

THE PROPERTY OF QUALITY

Q The country is uppermost in your minds at this time of the year. Bellaire Park offers you all the pleasures of the country in the city. Every where you look is beauty—the cared for kind—superb stretches of parkings and boulevards. Pergola and artistic entrances complete the development of and make this property the highest type of residential park.

Q Every improvement that will enable one to enjoy city conveniences in the country is being installed.

Q Bellaire Park is on the main line of the L. I. R. R., just beyond Jamaica; station on property, 30 minutes from Manhattan, 50 trains daily. 75% of purchase price may remain on mortgage.

Q Send for illustrated booklet which tells the story in detail.

INTERSTATE PARK REALTY CO., TEMPLE BAR BLDG., 44 COURT ST., BROOKLYN.

THE PROPERTY OF QUALITY

Q The country is uppermost in your minds at this time of the year. Bellaire Park offers you all the pleasures of the country in the city. Every where you look is beauty—the cared for kind—superb stretches of parkings and boulevards. Pergola and artistic entrances complete the development of and make this property the highest type of residential park.

Q Every improvement that will enable one to enjoy city conveniences in the country is being installed.

Q Bellaire Park is on the main line of the L. I. R. R., just beyond Jamaica; station on property, 30 minutes from Manhattan, 50 trains daily. 75% of purchase price may remain on mortgage.